



NEWS FROM THE OFFICE OF
ULSTER COUNTY COMPTROLLER
ELLIOTT AUERBACH

ELLIOTT AUERBACH
COUNTY COMPTROLLER
244 FAIR STREET
KINGSTON, NEW YORK 12401

PHONE: 845: 340-3529
eaue@co.ulster.ny.us
www.co.ulster.ny.us/resources/comptroller

BEFORE THERE IS A PROPERTY TAX THERE IS AN ASSESSMENT WOULD COUNTY-WIDE ASSESSMENT DELIVER CONSISTENCY, CONFIDENCE & COST-SAVINGS?

FOR IMMEDIATE RELEASE

KINGSTON, NY (June 25, 2012)...There are twenty-two (22) separate assessing units in Ulster County. A recent report from the Office of County Comptroller Elliott Auerbach reviewed the benefits of county-wide assessment and found that there may be better options available for Ulster County property owners. With the market value, the property's assessed value and the equalization rate the determining factors in establishing property taxes, the practice of separate calculations by each assessing unit raises questions of county-wide equity, especially where there has not been a reassessment in many taxing jurisdictions for a number of years; in some cases even decades.

"As of May of 2011 there are 87,069 parcels in Ulster County in twenty towns, three villages and the City of Kingston. Some towns have not reassessed (also referred to commonly as 'revalued') since before 1980, while other municipalities reassessed just last year," according to the report. Six (6) of the municipalities have assessments that date back to the Twentieth Century with two (2), the Town of Wawarsing and the Village of Ellenville going as far back as the 1950's.

"There is opportunity here to provide property owners with consistency and confidence in the assessing process while offering the municipalities a sensible, cost saving approach that would maintain accuracy and current property information during these volatile times," said Comptroller Elliott Auerbach.

The report offers several options, with a county administered program being one of them. "It's my hope that the towns, villages and the city see this as an opportunity to reign in the disparities and standardize a complex issue that has a deeply rooted affect on everyone that owns a property in Ulster County," Auerbach said. The Comptroller went on to say "If every municipality was able to come to the same conclusion that our taxpayers will be the ones who benefit from a centralized assessment program, then I believe we are moving in the right direction."

The report can be found on line at www.ulstercountyny.gov/comptroller

###

The mission of the Ulster County Comptroller's Office is to serve as an independent agency of the people and to protect the public interest by monitoring County government and to assess and report on the degree to which its operation is economical, efficient and its financial condition sound.